

7D

THE DEVELOPMENT PLAN*

FOREST PARK REHABILITATION PROJECT NUMBER 1

MICH. R-124

Prepared by the
DETROIT CITY PLAN COMMISSION
for the
DETROIT HOUSING COMMISSION

*The terminology used herein complies with Act 344 of the Public Acts of 1945 of the State of Michigan, as amended.

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1. Boundaries of Urban Renewal Area

- a. The boundaries of the project area are as follows:

Beginning at the intersection of the extended south right-of-way line of East Canfield, 60 feet wide, with a point 15 feet west of the east right-of-way line of the Walter P. Chrysler Freeway, thence northerly along a line to the intersection of the centerline of East Garfield, 60 feet wide, with a point 15 feet west of the east right-of-way line of the Walter P. Chrysler Freeway, thence northerly along a line to the intersection of the extended north right-of-way line of East Forest, 70 feet wide, with a point 15 feet west of the east right-of-way line of the Walter P. Chrysler Freeway, thence easterly along the north right-of-way line of East Forest to the extended east right-of-way line of Russell, 60 feet wide, thence southerly along the east right-of-way line of Russell to the south right-of-way line of Garfield, 60 feet wide, thence westerly along the south right-of-way line of Garfield to the east right-of-way line of Rivard, 50 feet wide, thence southerly along the east right-of-way line of Rivard to the south right-of-way line of East Canfield, thence westerly along the south right-of-way line of East Canfield to the point of beginning.

- b. The project boundary is shown on Map R 213 (B-1), Project Boundary Map.

2. Urban Renewal Plan Objectives

The urban renewal plan objectives for the project area are as follows:

- (a) The removal of 94 structurally substandard buildings will eliminate the widespread blight that characterizes the area.
- (b) The elimination of environmental deficiencies will provide for a sound residential development in accordance with the Detroit Master Plan.
- (c) The elimination of inefficient streets and alleys will provide for the creation of a system of vehicular circulation that will accommodate modern vehicular needs.
- (d) The elimination of streets that divide the area will provide for the creation of a system of separated pedestrian ways.
- (e) The redevelopment will reduce the need for extensive demands of city services.
- (f) The redevelopment will help satisfy the demand for housing for large families with low-income.
- (g) The redevelopment will help implement the objectives of the Master Plan of the City of Detroit.
- (h) The proposed development will be the first stage in the future redevelopment of a residential community to be known as Forest Park. Due to its location as a connection between the Forest Park community and the central corridor with the Medical Center, Cultural Center and Wayne State University, redevelopment of the project area will have a far reaching effect on the entire

near east side of the City. It will provide a physical and psychological connection between the Forest Park community and the commercial, educational, cultural and medical facilities in the central core of the City. Without this relationship the Forest Park community would become a "back of the track" residential area.

3. Types of Proposed Renewal Actions

To accomplish these objectives, the City will raze the deteriorated buildings, construct new public facilities including streets, utilities, parks, and public walkways, and otherwise follow policies to insure that the design and construction of all development, both public and private, in the project contribute to these objectives.

1. Land Use Map

The Land Use and Development Plan, Map R 213 (C-), shows the general location of street rights-of-way, utility easements, public uses and other land uses.

2. Land Use Provisions and Building Requirements

a. Uses to be Permitted--as designated on Map R 213 (C-1), Land Use and Development Plan:

Medium-density, low-rise, large-family housing--
including Public Housing

Park

Uses accessory to the foregoing uses

b. Additional Controls--Development and Design Objectives. The following objectives, applicable to the entire Forest Park Rehabilitation Project Number 1, will help insure attainment of the Urban Renewal Plan Objectives, R 213 (B)2., and maximum benefits to the project as well as the community as a whole:

Relationship of Basic Elements

Proper relationships between various basic elements of the project development are necessary in order to provide a physical framework within which the creation of a decent and safe living environment is possible. The following objectives are intended to make the attainment of this goal possible:

- (1) Overall orientation of residential structures will be around a central open space.
- (2) At a scale subordinate to overall project scale, residential structures will be oriented around each of several parking plazas.
- (3) Residential structures will be arranged in clusters.

Environment

The project will provide housing for large families of low income. A functional and attractive environment is essential for the provision of substantial, long-term benefits to these residents in the project and to the City. The attainment of this will be assured through compliance with the following objectives:

- (1) Density will not exceed 22 dwelling units per net acre.
- (2) Buildings will not exceed a maximum F.A.R. of 0.5.
- (3) No building will be permitted within a 20-foot setback from all right-of-way lines.
- (4) Buildings will not exceed a height of 35 feet.
- (5) Buildings will be located to avoid a repetitive linear pattern.

- (6) All land not covered by buildings, driveways and parking areas or other necessary uses will be landscaped.

Circulation and Parking

Because of the limited size of the project and its adjacency to north-south and east-west thoroughfares, through streets within the project will not be necessary. However, adequate vehicular service and attractive storage will be provided through the following objectives:

- (1) Vehicular circulation within the project will be limited to ingress and egress for parking and for services to the project.
- (2) Parking will be required at a minimum ratio of one parking space per dwelling, and no space will be more distant than 250 feet from its associated dwelling unit. Each parking plaza will contain at least 300 square feet per parking space.
- (3) Parking plazas will be paved and partially screened.
- (4) Parking plazas will be limited to a 35-car capacity and not penetrate the project interior more than 80 feet.

Utilities

Sufficient utility services for the optimum functioning and attractiveness of a residential area will be provided in accordance with the following objectives:

- (1) All necessary utility services and equipment of adequate size will be located underground or entirely enclosed within buildings, except for above-ground appurtenances associated with the underground utilities.
- (2) Easements for subsurface utilities shall be maintained at locations shown on Map R 213 (C-1), Land Use and Development Plan. No structures may be erected or trees planted within these easements without expressed permission of the Common Council of the City of Detroit.

Other

Land disposition documents and deed restrictions shall include provisions necessary to achieve these objectives.

c. Duration, Renewal and Effective Date of Provisions

These provisions shall become effective upon all purchasers or lessees of property within the Project and shall remain in effect for a period of twenty-five years from their effective date, at which time they will be automatically extended for successive periods of ten years each, unless by written consent of the then owners of three-fourths of all the land in the Forest Park Rehabilitation Project Number 1, it is agreed to change these restrictions in whole or in part, and provided such a change or changes are approved by the Common Council of the City of Detroit.

d. Applicability of Provisions

These provisions shall apply to all property within the Project area.

1. Land Acquisition

All real property within the Urban Renewal Area is to be acquired for clearance and redevelopment. (Map R 213 (D), Land Acquisition Plan.)

2. Rehabilitation and Conservation

Not Applicable.

3. Redevelopers' Obligations

The land acquired by the City of Detroit will be disposed of subject to an agreement between the City and the Redeveloper. Land disposition and the review of redevelopers' plans will be conducted in accordance with regulations, controls or restrictions stated in land disposition documents which include the following:

- (a) Provisions for achieving all elements of the Development Plan.
- (b) Specific criteria to be met in order to achieve the Urban Renewal Plan Objectives.
- (c) Provisions for insuring initiation and completion of construction within a reasonable period of time after the effective date of contract, as determined by the type of redevelopment to be undertaken.
- (d) A specific Declaration of Restrictions to be recorded and binding upon any sale or lease for the purpose of implementing those provisions, requirements, and development and design objectives which apply throughout the project.

4. Underground Utilities

All utility equipment shall be located underground or enclosed entirely within a building except for necessary above-ground appurtenances associated with underground utilities, and equipment necessary to continue service to present uses remaining in the area.

1. Relocation Plan

The Relocation Plan, more specifically entitled Relocation Program, Forest Park Rehabilitation Project Number 1, Michigan R-124, and attached hereto, is hereby made a part of the Development Plan as required by Section 4 (c) of the Rehabilitation of Blighted Areas Act, Act 344 of the Public Acts of 1945, as amended.

2. Estimated Costs of Improvements

The Estimated Costs of Public Improvements to be made within the project detailed on the attached Form H-6200, Project Cost Estimate and Financing Plan and Form H-6220, Project Expenditures Budget, are hereby made a part of the Development Plan as required by Section 4 (c) of the Rehabilitation of Blighted Areas Act, Act 344 of the Public Acts of 1945, as amended.

3. Estimated Extent of Improvements

The Estimated Extent of Improvements, Urban Renewal Administration Code R 224 maps, are hereby made a part of the Development Plan as required by Section 4 (c) of the Rehabilitation of Blighted Areas Act, Act 344 of the Public Acts of 1945, as amended, and show the work to be performed by various City departments with exact locations and extent of improvements shown for tentative and diagrammatic purposes only.

4. Right-of-Way Adjustment Plan

Map R 213 (E-4) entitled Right-of-Way Adjustment Plan shows:

- a. Streets and alleys to be retained.
- b. Streets and alleys to be dedicated.
- c. Streets and alleys to be vacated.
- d. Easements for subsurface utilities.

This is hereby made a part of the Development Plan as required by Section 4 (c) of the Rehabilitation of Blighted Areas Act, Act 344 of the Public Acts of 1945, as amended.

5. Zoning and District Plans

The Zoning Plan and the District Plan are hereby made a part of the Development Plan as required by Section 4 (c) of the Rehabilitation of Blighted Areas Act, Act 344 of the Public Acts of 1945, as amended.

R 213 (F) -- PROCEDURES FOR CHANGES IN THE APPROVED PLAN

If previous to the lease, sale or exchange of any real property in the development area, the Common Council of the City of Detroit desires to modify the Development Plan, it shall hold a public hearing thereon, notice of such hearing to be given as provided in State law. If the modification be approved by the Common Council, it shall become a part of the approved Development Plan.

The part of a Development Plan which directly applies to a parcel of real property in the area, may be modified by the Common Council at any time or times after transfer or lease or sale of the parcel of real property in the area provided that the modification be consented to by the leasee or purchaser.

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R 214 (1b)	Proposed Zoning
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R 214 (3)	District Plan

R 214 (1) -- ZONING PROPOSALS

- (a) Existing Zoning: Map R 214 (1-a), Existing Zoning, shows existing zoning classifications in the Project and the district of which it is a part.
- (b) Proposed Zoning: Map R 214 (1-b), Proposed Zoning plan, shows proposed zoning classification in the Project. In addition, proposed zoning classification is indicated in an adjacent block bounded by East Canfield, Rivard, Garfield and Russell which is to be developed with housing for large families of low-income and housing for senior citizens. Other than this one block exception, no zoning changes are proposed beyond the Project boundary.
- (c) Identification of Zoning Changes: Zoning of the Project will be changed from its present mixture of RM and B2 to RMA (Multiple Dwellings--with Approval) in the entire project. The block bounded by East Canfield, Rivard, Garfield and Russell will be changed from its present mixture of RM and B2 to RMA and RMU (Unlimited Height--Multiple Dwellings) as indicated on the Proposed Zoning plan, Map R 214 (1-b).
- (d) Anticipated Timing of Proposed Zoning Changes: These changes will be scheduled for adoption as soon as practicable after acquisition of the property involved, and prior to sale or lease of that property to a Redeveloper.
- (e) Local Planning Agency Acceptance of Zoning Proposals and Timing of Changes: The Detroit City Plan Commission approved the Proposed Zoning plan along with the anticipated timing of changes at its regular meeting on January 12, 1966.

(a) Proposed Land Uses

Selection of this area and its designation for residential use is the result of the following considerations:

1. The Project provides a logical extension of residential redevelopment eastward across the Chrysler Freeway from residential redevelopment in the Medical Center Rehabilitation Projects 2 and 3 (Mich. R-52 and Mich. R-112 respectively.)
2. Supporting facilities in the area lend themselves favorably to the residential redevelopment of the project. Medical facilities in the Medical Center, retail facilities in the Eastern Market, cultural facilities in the Cultural Center and University City, and several large churches are major assets located in close proximity to the project. Access to the Central Business District and major centers of employment is convenient to the Project.
3. The Project area is designated in the Detroit Master Plan for residential use. The appropriateness of this designation can be seen from the area's close proximity to the core of the City. The Project area will serve as part of a vital link of residential land use uniting a large residential community to the east with the activities in the core of the City.
4. The development of housing in the project for large families of low income is directed toward a ready market since demand for this type of housing is presently high.

(b) Proposed Controls

The controls to be imposed on the development of the Project area in support of the Design and Development Objectives of the Urban Renewal Plan (Code R 213 (C-2b) and are intended to serve as a guide for prospective redevelopers as well as criteria for the City to judge redevelopers' proposals. The implementation of these controls as listed below, will be assured through their inclusion in the disposition documents.

Review of Plans

Prior to applying for a building permit for all new construction, the developer shall submit plans for the project area, accompanied by a letter requesting approval. These plans shall be fully dimensioned and be in sufficient detail to enable a determination as to their compliance with the Development Plan, and shall include at least the following:

1. Location of property lines and easements.
2. Location of buildings within the project.
3. Allocation of use of space within buildings.
4. Location of parking, drives and rubbish collection points.
5. Landscaping plan showing type and size of material to be used.
6. Elevations of exterior of buildings, showing exterior material to be used.

Use Controls

In conformance with the Detroit Master Plan and the Urban Renewal Plan Objectives, R 213 (B)2., and in order to create a sound and desirable residential environment, controls such as the following will be used:

- ✓ Medium density, low-rise, large-family housing-- including Public Housing; in particular, a density between 15 and 22 dwelling units per net acre, a height up to three stories, and units having three to five bedrooms
- ✓ Parks; in particular, a central park between one and two acres in size

Uses accessory to the foregoing uses

Controls Governing Relationship of Basic Elements

Buildings and spaces in the project must be arranged in proper relation to each other in order to provide a physical framework within which opportunity exists to maximize environmental amenities. To achieve proper relationships of these basic elements, controls similar to the following will apply to this project:

- (1) Overall orientation of residential structures shall be around a central open space of at least an acre and developed for passive recreation within its interior and active recreation along its perimeter.
- (2) At a scale subordinate to overall project scale, residential structures shall be oriented around each of several parking plazas located along the project periphery so as to minimize penetration into the project superblock, and minimize pedestrian and vehicular conflicts.
- (3) Residential structures shall be arranged in clusters of different combinations, and small enough to preserve a small-group identity and composed so as to create a semi-private interior open space within each cluster to provide relative seclusion from major open spaces and to offer sheltered play space for the younger children.

Environmental Controls

Creation of a highly amenable environment is a goal that will be attained through the inclusion of controls in the disposition documents. In recognition of a need to provide the various elements that create a desirable environment, controls similar to the following will apply to this project:

- ✓ (1) Density shall not exceed 22 dwelling units per net acre.
- (2) Buildings shall not exceed a maximum F.A.R. of 0.5.
- (3) No building shall be permitted within a 20-foot setback from all right-of-way lines.
- (4) Buildings shall not exceed a height of 35 feet.

- (5) Buildings shall be located to avoid a repetitive linear pattern by placement on a variety of offset or perpendicular axes, in clusters of three to five, and of varied lengths but not to exceed 165 feet. At least one long facade shall be interrupted by broken or offset planes or otherwise made discontinuous.
- (6) All land not covered by buildings, driveways and parking areas or other necessary uses shall be landscaped. Landscaping shall include some contour treatment and screening for partial visual isolation of peripheral streets and parking plazas from residential clusters. Also, illuminated walkways shall interconnect scattered play spaces, parking plazas and residence courts.

Circulation and Parking Controls

Inasmuch as the project is relatively small and compact and appropriate for superblock design, no through streets will bisect any portion of the project. The following controls will minimize the intrusion of service drives and parking areas into the project while adding amenities to the necessary circulation and parking systems:

- (1) Vehicular circulation within the project shall be limited to ingress and egress for parking and for services to the project. Provisions for the use of certain pedestrian ways to accommodate service and emergency vehicles shall be made.
- (2) Parking shall be required at a minimum ratio of one space per dwelling unit, and no space shall be more distant than 250 feet from its associated dwelling unit. Each parking plaza shall contain at least 300 square feet per parking space.
- (3) Parking plazas shall be paved and partially screened visually from peripheral streets and residential clusters. Pavement shall be a permanent, water-repellant, dustless surface and wherever possible, depressed to a lower grade elevation than that of the nearby dwelling units. If not depressed, parking shall be screened by walls, earth mounding or landscape vegetation.
- (4) Parking plazas shall be limited to a 40-car capacity and not penetrate the project interior more than 80 feet. They shall be interrupted visually with island plantings in order to diminish the harsh impact of their large expanse of paving or long rows of parked cars. There shall be no more than 10 cars in succession.

Control of Utilities

Utility equipment essential to the operation of the project should not be allowed to detract from the appearance of it. Controls such as the following will be included in the disposition agreements:

- (1) All necessary utility services and equipment of adequate size shall be located underground or entirely enclosed within buildings, except for above-ground appurtenances associated with the underground utilities. This shall include facilities for transmission or distribution of gas, electricity, steam,

water, or communications. Necessary above-ground equipment shall be screened from public view by walls, or landscape vegetation.

- (2) Easements for subsurface utilities shall be maintained at locations shown on Map R 213 (C-1), Land Use and Development Plan. No structures shall be erected or trees planted within these easements without expressed permission of the Common Council of the City of Detroit.

Amending Controls

The City of Detroit may, after a public hearing by the Common Council, amend these restrictions if there is a finding made that such an amendment will improve the Forest Park Rehabilitation Project Number 1 and is not contrary to the Development Plan. Provided, however, that the restrictions may not be amended with respect to any land sold or contracted to be sold, without the consent of the purchaser or lessee. Notice of time and place of hearing shall be given by publication in a newspaper of general circulation not less than 30 days prior to the date set for the hearing. Notice of hearing shall be mailed at least 25 days before hearing to the last known owner of each parcel of land affected by these restrictions at the last known address of such owner, as shown in the records of the City Assessors.

(c) Adequacy of Proposed Zoning and Other Codes to Protect the Project Area

- (1) Zoning: The entire project will be zoned RMA. This is the first zoning district to permit development as proposed in the Development Plan. The block adjacent to the project proposed for public housing for the elderly (Mich. 1-16) will be zoned RMA and RMU as indicated in the Proposed Zoning plan. The portion of Mich. 1-16 proposed for RMA is to be treated as an extension of the development in Mich. R-124. As discussed above, RMA is the first zoning district to permit development objectives established for this senior citizen housing project. It is envisioned that the area east and south of the Forest Park Rehabilitation Project Number 1 will be developed in a similar manner to the project. Therefore, the proposed zoning classifications are desirable and will adequately protect the project area.
- (2) Other Codes: The City of Detroit has adopted building, plumbing, electrical, rodent control, municipal waste, and weed control codes, and also is governed by the State Housing Code. These regulations will protect redevelopment of the project area and are enforced in surrounding areas.

(d) Modification of Existing Major Streets

Not Applicable.

(e) Areas to be Excluded from Urban Renewal

Not Applicable.

(f) Properties Within the Project not to be Acquired

Not Applicable.

(g) Adequacy of Existing and Proposed Facilities

- (1) Public Facilities: The Project will be adequately served by existing police, fire, postal and other facilities including all essential utility services.
- (2) Commercial Facilities: It is proposed that a community shopping center will be located adjacent to the project as part of the development of the Forest Park Rehabilitation Project Number 2 (Mich. R-138). Existing supplementary commercial facilities are nearby in the Eastern Market. In addition, the project is located within one and one-half miles of the Central Business District.
- (3) Recreational Facilities: The Project area will fulfill many of its own requirements for recreational facilities. Additional facilities will be provided in the adjacent Forest Park Rehabilitation Project Number 2 (Mich. R-138) and at the Spain Junior High School in the Medical Center area.
- (4) Community Facilities: All necessary community facilities including a variety of churches and medical facilities, are presently available to adequately serve the needs of the project.

(h) Justification for the Acquisition of Basically Sound Properties that Involve High Acquisition Costs

Not Applicable.

R 214 (3) — RELATIONSHIP OF PLANNING PROPOSALS TO PLANS FOR THE SURROUNDING AREA

The Forest Park Rehabilitation Project Number 1 is part of a larger community which is roughly bounded by the Chrysler Freeway on the west, East Warren on the north, Mt. Elliott on the east and Mack on the south. (see Map R 214 (3) District Plan.) This area will eventually be redeveloped and will contain all the commercial, community, recreational and public facilities necessary to make a self-sustaining community. Redevelopment of this highly desirable project site will replace deteriorating and blighting structures with new construction in a balanced residential setting and will stimulate and strengthen public and private renewal in the general area.

(a) Land Use Relationships

The project will be the first stage in the redevelopment of an entire community which will extend eastward from the Project and will be known as Forest Park. Forest Park Rehabilitation Project Number 2 surrounds the project on three sides and is staged for redevelopment shortly behind redevelopment of the Project. Both the Project and Forest Park Number 2 comprise an expanse of residential development through a corridor of industry and provides a critical link of continuous development between the community and the central portion of the City. The Forest Park community is dependent on this physical and psychological connecting link in order to remove the stigma of being isolated from the central cultural and business corridor and to provide a full potential for being a highly desirable community.

(b) Thoroughfares

✓ Connection with the metropolitan region is excellent since the Project has convenient access to the Chrysler Freeway which is part of the inter-state system of freeways that serve the region and the entire country. Canfield, which is adjacent to the project on the south, connects the Project to the central core of the City. Improvement of Canfield in the Forest Park Rehabilitation Project Number 2 and subsequent projects to the east will increase ease of accessibility to and from the Project.

(c) Recreation and Community Facilities

The Project will contain central open spaces that will be connected to larger neighborhood open spaces in the Forest Park Rehabilitation Project Number 2. The Project will provide recreational facilities of its own, however, these facilities will be augmented by the facilities provided on a broader scale in the larger neighborhood open spaces. Community facilities including churches and hospitals are located in close proximity to the project.

(d) Other Renewal Actions Contemplated

A block of public housing for the elderly (Mich. 1-16) bounded by East Canfield, Rivard, Garfield and Russell is being planned adjacent to the Project on two sides. Forest Park Rehabilitation Project Number 2 (Mich. R-138) will renew the remainder of the area bounded by the Chrysler Freeway, East Warren, Grand Trunk Railroad and Leland. The renewal of certain other parts of the area in the District Plan is contemplated. Treatment of these areas requires clearance and rehabilitation by private or public means.

The District Plan (Map R 214 (3)) was approved by the City Plan Commission of the City of Detroit at its regular meeting on January 12, 1966.

R 214 (4) — BASIS FOR DETERMINATION THAT THE OBJECTIVES OF THE URBAN RENEWAL PLAN CANNOT BE ACHIEVED THROUGH REHABILITATION OF THE PROJECT AREA

- (a) Of the 99 buildings in the project, 94 or 94.9 per cent are structurally substandard requiring clearance as described in Code R 212 (6) and shown on Map R 212 (2a) Condition of Structures.
- (b) Of the 99 buildings in the project, 5 or 5.1 per cent must be acquired in order to achieve the following Urban Renewal Plan objectives:

To enable the accomplishment of the Development and Design Objectives

1. To develop functional clusters of dwelling units.
2. To provide adequate off-street parking space.
3. To create parking which is convenient but does not impinge on living areas.
4. To create a logical pedestrian circulation pattern coordinated with all elements of the project and surrounding facilities.
5. To provide a succession of types of open spaces ranging from outdoor private family living space to larger group activity areas.

In order to meet these objectives, sufficient land area must be provided in a configuration which permits reasonable freedom to organize necessary facilities into proper relationships. The five subject properties are located in such a random fashion that arrangement of the required elements in the project would preclude proper relationships with each other. This condition is further complicated by the necessary retention of an easement for existing utilities. The project will be attempting to provide a satisfactory environment for low-income families and provision of optimum conditions is particularly critical.

To provide as much housing for low-income families as is reasonable, consistent with good living conditions

1. Significantly fewer dwelling units will be possible if the five scattered properties in question are not removed and their parcels merged into larger development parcels.

To remove impediments to land disposition

1. The Project is the first of several necessary phases of redevelopment in the area. Although the boundary is reasonably protected, portions of the Project are exposed to areas to be redeveloped in the future and requires that the environment be made as attractive as possible. Removal of structures adjacent to the five in question would result in side and rear exposure of buildings not designed to be exposed. Removal of these five structures is necessary since they not only present an undesirable appearance but

are at locations highly visible from approaches to the project and would clearly inhibit the sale of future project land.

2. Although the five structures in question are not presently substandard, continued maintenance of the property in the future is highly questionable because of the unstable financial situation of the various businesses and owners. This prospect will be certain to create difficulty in marketing the land.

The five structures listed below, due to their location, orientation and character cannot be converted or in any way made compatible with the objectives of the Urban Renewal Plan and must therefore be removed in order to facilitate the Urban Renewal Plan:

Block 1, Parcel #29	--	Multiple Residential
Block 1, Parcel #32	--	Store, Residential
Block 2, Parcel #39	--	Residential
Block 2, Parcel #40	--	Residential
Block 4, Parcel #96	--	Hotel

- (c) Consideration was given to the retention of structures including those listed in (b) above, during the development of the Urban Renewal Plan. These structures were found, through exploration of various alternatives, to be incapable of existing within the framework of the Urban Renewal Plan for the following reasons:

1. The amount of usable project land would be greatly reduced by the retention of the five parcels in question. Each of these parcels would have to be expanded to accommodate off-street parking which would result in further reduction of usable project land.
2. The random location of the five structures within the project would make the flexibility needed to organize meaningful and functional relationships between the various elements of the Project impossible.
3. Sides and rears of these five structures would be exposed by the removal of adjacent structures causing exposure of unattractive portions of buildings that were never intended to be exposed.
4. All five structures are located at points along the perimeter of the Project. The dated and worn appearance of these structures from approaches to the Project would inhibit the marketability of dwelling units within the Project. Furthermore, their peripheral locations would reduce access to the Project.

R 214 (5) -- RELATIONSHIP OF THE URBAN RENEWAL PLAN TO THE GENERAL PLAN,
WORKABLE PROGRAM FOR COMMUNITY IMPROVEMENT, AND LOCAL
OBJECTIVES

(a) The General Plan: The Urban Renewal Plan conforms to all applicable sections of the Detroit Master Plan:

1. Land Use: The Urban Renewal Plan is consistent with the Generalized Land Use Plan for the area.
2. Trafficways: The Urban Renewal Plan is consistent with all major and secondary thoroughfares shown on the Trafficways Plan of the Detroit Master Plan.
3. Urban Renewal: The Project area is designated as requiring clearance and redevelopment by the Master Plan.

Workable Program for Community Improvement: The Urban Renewal Plan conforms to the Workable Program for Community Improvement as follows:

1. Codes and Ordinances: Restrictions to be placed upon property to be redeveloped together with existing codes and ordinances will insure observance of adequate standards of health and safety.
2. Comprehensive Community Plan: All elements of the Urban Renewal Plan are in accord with the various items of the Comprehensive Community Plan as updated and reported upon in the re-certification of the Workable Program submitted on May 21, 1965. See Code Item R 214 (5a).
3. Neighborhood Analysis: The Community Renewal Program has identified the neighborhood area as one in need of redevelopment. Accordingly, a Survey and Planning Application has been submitted for an Urban Renewal Project (Forest Park Rehabilitation Project Number 2) to rehabilitate the entire neighborhood area of which the Project is a portion.
4. Administrative Organization: Renewal of the Project area will be accomplished through the administrative organization described in Detroit's Workable Program for Community Improvement.
5. Financing: The locality's share of the cost of this Project will be defrayed by credits granted the City for public housing. For this reason the financing of this Project requires no allocation from the Capital Improvement Program.
6. Housing for Displaced Families: See Code Item R 223.
7. Citizen Participation: Methods of obtaining citizen participation are described in the Workable Program for Community Improvement.

(b) Local Objectives: The Urban Renewal Plan is directly related to the following definite and identified local objectives:

1. Upgrading of Housing Standards: Clearance of the Project area will remove 200 dwelling units which no longer provide adequate housing in terms of their condition or environment.

2. Provision of Housing Currently in Short Supply: The redevelopment of the Project will be in lower cost housing for large families. An objective of this Project is to help satisfy the increasing demand for housing of this type.
3. Provision of Appropriate Land Uses: The re-use of the Project area will provide part of a residential link that connects a large community east of the Project to the core of the City. This link will draw the community into the cultural, educational, and commercial activities of the City's central corridor.
4. Improved Traffic Circulation: The Project will eliminate the inefficiency of all the existing internal streets and alleys by replacing them with local service drives and parking bays that have limited access and are connected to the external road system in such a way as to minimize intrusion with through traffic.